

Wheaton Redevelopment Program -- No. 150401

Category
Agency
Planning Area
Relocation Impact

General Government
County Executive
Kensington-Wheaton
Yes

Date Last Modified
Required Adequate Public Facility

January 6, 2006
NO

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY05 | Est. FY06 | Total 6 Years | FY07 | FY08 | FY09 | FY10 | FY11 | FY12 | Beyond 6 Years |
|-------------------------------------|--------------|--------------|--------------|------------------|--------------|------------|------------|------------|------------|------------|-------------------|
| Planning, Design and Supervision | 1,361 | 307 | 280 | 774 | 267 | 187 | 80 | 80 | 80 | 80 | 0 |
| Land | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 574 | 574 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 3,234 | 0 | 888 | 2,346 | 803 | 563 | 245 | 245 | 245 | 245 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 5,172 | 884 | 1,168 | 3,120 | 1,070 | 750 | 325 | 325 | 325 | 325 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|-------------|-------|-----|-------|-------|-----|-----|-----|-----|-----|-----|---|
| PAYGO | 384 | 384 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 3,870 | 0 | 1,168 | 2,702 | 874 | 641 | 212 | 325 | 325 | 325 | 0 |
| Federal Aid | 418 | 0 | 0 | 418 | 196 | 109 | 113 | 0 | 0 | 0 | 0 |
| State Aid | 500 | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

| | | | | | | | | | | | |
|-------------|--|--|--|----|---|---|---|----|----|----|---|
| Maintenance | | | | 59 | 3 | 6 | 9 | 11 | 14 | 16 | 0 |
| Net Impact | | | | 59 | 3 | 6 | 9 | 11 | 14 | 16 | 0 |

DESCRIPTION

This project provides for studies, streetscaping, facade improvements, site improvements, land acquisition, relocation, lighting upgrades, and demolition necessary for the renewal of the Wheaton urban revitalization/redevelopment area. This project represents a multi-project effort by Montgomery County to support the redevelopment of the Wheaton Central Business District (CBD). Land acquisition will be funded initially through ALARF, then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed. Related activities may be added to this project as work progresses, potentially resulting in cost increases.

Service Area

Wheaton CBD.

JUSTIFICATION

The Wheaton Redevelopment Program was established in 2000 with the goal of encouraging private reinvestment through targeted, complementary public investment. It is estimated that the private sector will create nearly two million square feet of new development and generate over \$280 million in capital investment. All developers are required to adhere to a strict streetscaping plan. In order to protect these investments, provide a safe, attractive and uniform environment the County will replace and enhance inefficient lighting, provide streetscaping where no private development has occurred, and improve building facades for small business owners.

Plans and Studies

Wheaton's Public Safety Audit, Wheaton Public Safety Audit Task Force, October, 2004; Pedestrian Safety Study Report, Maryland Department of Transportation, November, 2004; National Mainstreet Center Planning Study, Sector Plan, Approved Preliminary Plan of Subdivision of 2002, Wheaton Redevelopment Steering Committee. A pedestrian impact analysis has been completed for this project.

Cost Change

Cost increase due to the addition of FY11-12 to this program.

FISCAL NOTE

A \$418,000 Federal grant, funded through the SAFETEA-LU Transportation Act, is programmed in FY07-09.

APPROPRIATION AND EXPENDITURE DATA

| | | |
|----------------------------|------|---------|
| Date First Appropriation | FY04 | (\$000) |
| Initial Cost Estimate | | 630 |
| First Cost Estimate | | |
| Current Scope | FY07 | 5,497 |
| Last FY's Cost Estimate | | 4,427 |
| Present Cost Estimate | | 5,172 |
| Appropriation Request | FY07 | 1,070 |
| Appropriation Request Est. | FY08 | 750 |
| Supplemental | | |
| Appropriation Request | FY06 | 0 |
| Transfer | | 0 |
| Cumulative Appropriation | | 2,052 |
| Expenditures/ | | |
| Encumbrances | | 1,299 |
| Unencumbered Balance | | 753 |
| Partial Closeout Thru | FY04 | 0 |
| New Partial Closeout | FY05 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Department of Public Works and Transportation
Department of Housing and Community Affairs
Mid-County Regional Services Center
State of Maryland
M-NCPPC
Historic Preservation Commission
Wheaton Chamber of Commerce
Private developers
Affected property owners and business owners
The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP

